



File Number: _____

TALBOT COUNTY OFFICE OF PLANNING & ZONING

APPLICATION FOR NON-CONFORMING STRUCTURE

Application Received: Date: _____

Time: _____

Planning Commission: Date: _____

Fee Paid: _____

WHEN SUBMITTING AN APPLICATION THE FOLLOWING MUST BE FILED: 10 COPIES OF SITE PLAN, DRAWN TO SCALE, SHOWING ALL EXISTING STRUCTURES, THE ADDITION TO THE NON-CONFORMING STRUCTURE, SET BACK DISTANCES, WELL, SEPTIC, DRIVEWAY AND AN ELEVATION DRAWING. COMPLETE THE CRITICAL AREA LOT COVERAGE CALCULATION WORKSHEET AND LOT COVERAGE AND DISTURBANCE CALCULATION SHEET. WHEN COMPLETED, YOU WILL BE SCHEDULED TO APPEAR BEFORE THE PLANNING COMMISSION.

*****A \$300.00 FEE CHECK MADE PAYABLE TO TALBOT COUNTY*****

For structures within the Critical Area but outside the Shoreline Development Buffer, the expansion will not enlarge the existing structure by more than 20 percent of the gross floor area of the structure existing on August 13, 1989.

For structures outside the Critical Area, the expansion will not enlarge the existing structure by more than 20 percent of the gross floor area existing on June 22, 1991.

If the expansion is greater than 20% of the gross floor the applicant must apply for a Variance through the Board of Appeals.

NAME OF OWNER: _____

ADDRESS: _____

TELEPHONE NO.: (____) _____

NAME OF PROJECT: _____

LOCATION OF PROPERTY: _____

RECORD OF LAND: MAP# _____ GRID _____ PARCEL _____ LOT# _____

ZONING: _____ C/A _____ LOT SIZE: _____

PROPOSED SETBACKS (FT): FT _____ SIDES _____/_____ REAR _____ MHW _____

REQUIRED SETBACKS (FT): FT _____ SIDES _____/_____ REAR _____ MHW _____

REGISTERED ENGINEER/SURVEYOR OR AGENT: _____

REPRESENTATIVE: _____

COMPANY NAME: _____

COMPANY ADDRESS: _____

COMPANY PH. NUMBER: _____ FAX NUMBER: _____



File Number: _____

PLEASE PRINT OR WRITE LEGIBLY

Purpose of addition to Non Conforming Structure: (Use separate sheet is necessary)

Detailed Directions to Applicant's Property:

PLEASE STAKE OUT ALL STUCTURES & PIERS WHEN APPLICATION HAS BEEN SUBMITTED TO THIS OFFICE.

APPLICANT'S SIGNATURE

DATE

IMPORTANT: APPLICATIONS ON WHICH ALL REQUIRED INFORMATION IS NOT FURNISHED WILL BE RETURNED FOR COMPLETION BEFORE PROCESSING, AND SHALL NOT BE CONSIDERED FILED WITH THIS DEPARTMENT.



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EXPANSION OF NON-CONFORMING STRUCTURE REQUIREMENTS

(a) The proposed setback from the property lines for such an expansion will not be less than the existing setbacks of the legal non-conforming structure.

Response: _____

(b) The proposed expansion shall be designed to be compatible in terms of scale, bulk and general appearance with existing structures in the general area.

Response: _____

(c) The proposed expansion shall provide for the avoidance of significant, adverse impacts on the surrounding area with regard to trash, odor, noise, glare, vibration, air and water pollution, and other health and safety factors or environmental disturbances.

Response: _____

(d) The proposed expansion shall be compatible with the pattern of existing development in the vicinity and shall not be detrimental to the use, peaceful enjoyment, or economic value of the neighboring properties.

Response: _____

(e) The proposed expansion shall not have a significant adverse impact on public facilities or services including roads, schools, water and sewer facilities, police and fire protection, or other public facilities or services.

Response: _____

(f) The proposed expansion shall not create a nuisance to the common boundary line property or other properties in the vicinity, or their occupants, or a hazard to public health, safety or welfare.

Response: _____

Revised: 12/9/09



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Talbot County Office of Planning and Zoning
28712 Glebe Road, Suite 2
Easton, Maryland 21601
410-770-8030

Independent Procedures Disclosure and Acknowledgement Form

Proposed Project Name: _____

Physical Address of Property: _____

Tax Map: _____ Grid: _____ Parcel: _____ Lot: _____ Zone: _____

Name of Applicant: _____

Phone Number(s): _____

Applicant Agent: _____

Phone Number(s): _____

Property Owner: _____

Phone Number(s): _____

Applicant acknowledges and understands:

1. This Application may be subject to local, state and federal laws, Ordinances, rules, or regulations (hereafter "Laws") other than those that the Office of Planning & Zoning or Board of Appeals reviews, administers, or applies in connection with this review.
2. Other agencies, including but not limited to the Talbot County Health Department, Division of Environmental Health, Maryland Department of the Environment, U.S. Army Corps of Engineers, Maryland Department of Natural Resources, US Fish and Wildlife Service and others may also have review authority over the project or development proposed in the application.
3. Applicant remains solely responsible for compliance with all applicable laws, ordinances, rules, or regulations.
4. Applicant understands that review of this Application does not necessarily include review of any other applicable laws.
5. Applicant understands that neither the Office of Planning & Zoning nor any of its employees has authority to grant permission or approval of any project or proposed development that violates any applicable law, ordinance, rule, or regulation of Talbot County, Maryland, and that any such approval issued in

error has no enforceable legal effect.

6. Applicant understands that any decision issued by the Office of Planning & Zoning or by the Board of Appeals does not necessarily guarantee or assure the applicant that this project or proposed development may proceed.

I HEREBY CERTIFY that I have read, acknowledge, and understand the foregoing.

_____(SEAL)

Applicant

_____(SEAL)

Applicant/Agent

For Office Use Only: Date Received: _____

Comments: _____
